

SUBJECT TRACT



PENDING CASE

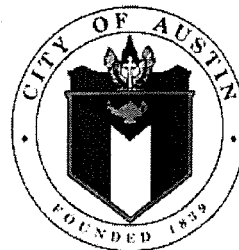


ZONING BOUNDARY

NOTIFICATIONS

CASE#: C16-2016-0003

LOCATION: 9312 Brodie Ln.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 300'

Board of Adjustment Sign Variance Application

D2
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WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. All information is required (if applicable).

For Office Use Only

Case # CLB-2016-003 ROW # 11471049 Tax # 042428053

Section 1: Applicant Statement

Street Address: 9312 BRODIE LN., AUSTIN TX 78749

Subdivision Legal Description:

BRODIE 31

Lot(s): 2 Block(s): _____

Outlot: _____ Division: PHASE 4

Zoning District: PVD

Sign District: COMMERCIAL

I/We CHANDLER SIGNS on behalf of myself/ourselves as authorized agent for FIRST CHOICE EMERGENCY affirm that on Month Select 12/15, Day Select 15, Year Select _____, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Sign: 4' x 10' DOUBLE FACED MONUMENT
ALUMINUM CABINET W/ STONE BASE & EXTERNAL LED

Portion of the City of Austin Land Development Code applicant is seeking a variance from: FLOOD LIGHTS

D2
3

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: There are 30 feet of utility easements from property line to interior of property. 10 foot underground electrical easement and 20' water/sewer easement.

An easement agreement with Austin Energy has been approved.

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: The other retailers currently have their own monument signs. This monument will not effect the visibility of the other retailers' existing monument signs.

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: _____

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: The other retail businesses in the same block as First Choice have their own monuments.

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 2941 Lake Vista Drive

City, State & Zip Lewisville, TX 75067

Printed [Signature] Phone 972-899-6818 Date 1/15/2016

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

MP OF BROSIE FCEN, LLC.

Signed [Signature] Mail Address 1000 Urban Center Drive, Ste 501

City, State & Zip Birmingham, AL 35242

Printed Robert M. Moss Phone 205-969-3755 Date 1/14/16

Robert M. Moss

Associate Counsel & Assistant Secretary

Section 2: Variance Findings

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The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of the site such as dimensions, landscaping, or topography, because:

—OR—

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

THE OTHER (4) RETAILERS ON THIS SIDE OF STREET
HAVE THEIR OWN MONUMENT SIGNS. THIS MONUMENT
WILL NOT EFFECT VISIBILITY OF OTHER RETAILERS'
MONUMENT SIGNS.

—OR—

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

THE OTHER RETAIL BUSINESSES IN THE SAME
BLOCK AS FIRST CHOICE HAVE THEIR OWN
MONUMENT SIGNS.

Section 3: Applicant Certificate

D2
1/5

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: [Signature] Date: _____

Applicant Name (typed or printed): DAN VANTREECK

Applicant Mailing Address: CHANDLER SIGNS, 3201 MANOR WAY

City: ~~ARIZONA~~ DALLAS State: TX Zip: 75235

Phone (will be public information): 214-902-2000

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: _____

Owner Name (typed or printed): SEE ATTACHED OLD FORM

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

SAVE

DZ
6

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: _____

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: The other retailers currently have their own monument signs. This monument will

not effect the visibility of the other retailers' existing monument signs

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: _____

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: The other retail businesses in the same block as First Choice have their own monuments.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed DAN VANTREECK - CHANDLER SIGNS Mail Address 3201 MANOR WAY
City, State & Zip DALLAS, TX 75235
Printed DAN VANTREECK Phone (512) 944-8405 Date 1/12/15

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Chris Ezell Mail Address 2941 S. Lake Vista Dr.
City, State & Zip Lewisville TX 75067
Printed Chris Ezell Phone 972-899-6818 Date 12/14/2015

Design #	0382921A/3
Sheet	3 of 3
Client	FIRST CHOICE EMERGENCY ROOM
Address	9312 BRODIE LANE AUSTIN, TX
Account Rep.	W. FINNINGER
Designer	RMS
Date	4-14-15
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landscaping	
Revision / Date	
R1 RMS 5-25-15 44' Elevation details	
R2 ES 6-18 new monument design	
R3 RMS 12-23-15 new sign	

Chandler Signs
www.chandler-signs.com

Regional
Headquarters: 211 W. 2nd St. Suite 100
San Antonio, TX 78205 Tel: 214-401-3444

San Antonio
1715 San Antonio Ave. #100
San Antonio, TX 78205 Tel: 214-401-3444

West Coast
1325 San Diego Ave. Suite 100
San Diego, CA 92108 Tel: 619-444-4444

Northeast US
1400 W. 1st St. Suite 100
San Antonio, TX 78205 Tel: 214-401-3444

Florida
2400 Campbell Ave. Suite 100
San Antonio, TX 78205 Tel: 214-401-3444

Georgia
3700 Peachtree Road
Atlanta, GA 30341 Tel: 404-444-4444

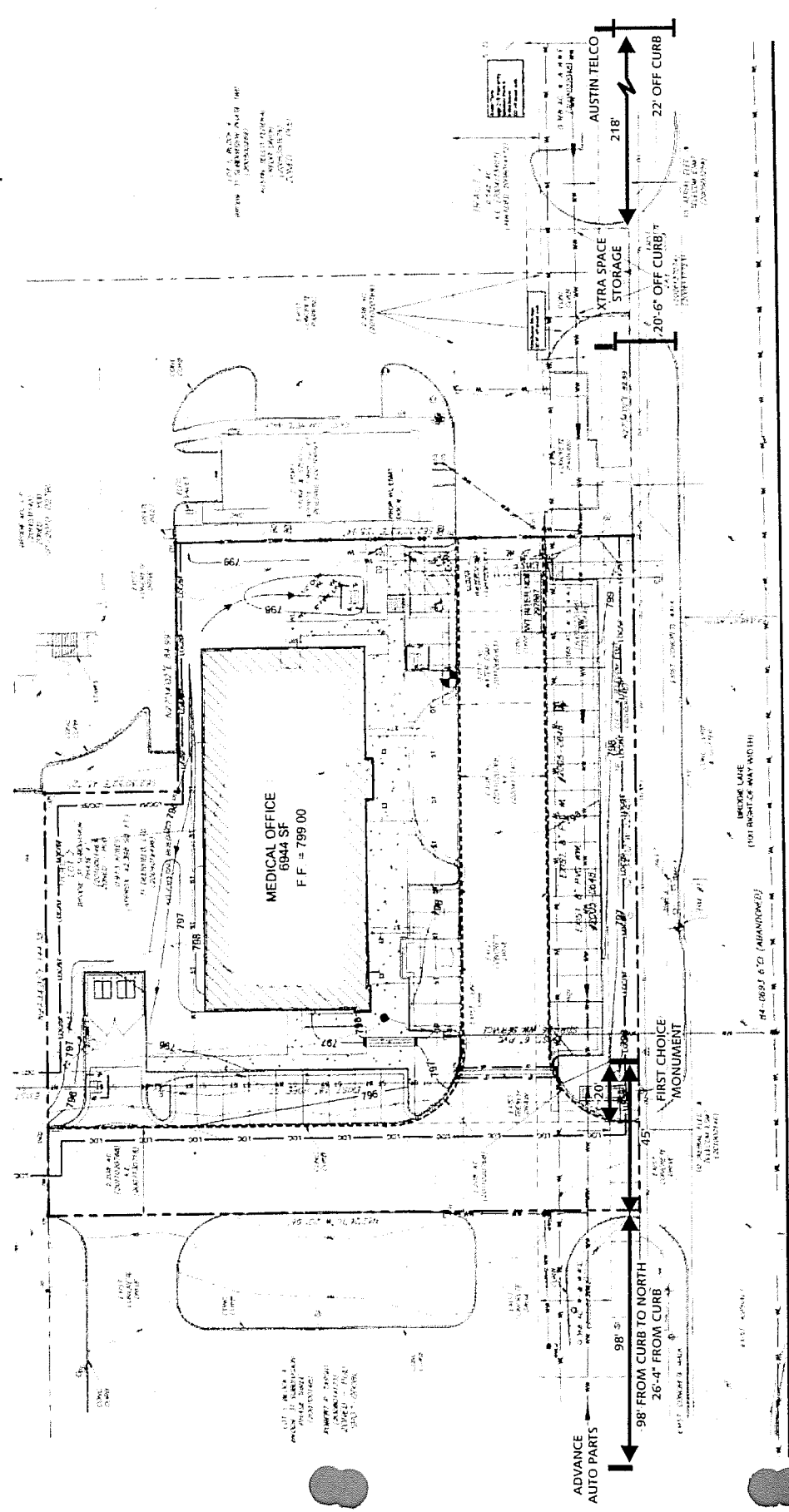
South Texas
10000 N. Loop West
Houston, TX 77037 Tel: 281-444-4444

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1/2



Design #	0382921A14
Sheet	5 of 5
Client	FIRST CHOICE EMERGENCY ROOM
Address	9312 BRODIE LANE AUSTIN, TX
Account Rep.	W. FINNINGER
Designer	RMS
Date	4-14-15
Approval / Date	
Client	
Specs	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	
R1 RMS 5-29-15 add building details R2 ES 6/18 new monument design R3 RMS 12-22-15 new sign R4 RMS 1-18-16 new sign	

Chandler Signs
Print Name: [Blank]

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512.452.1100
Fax: 512.452.1101
www.chandler-signs.com

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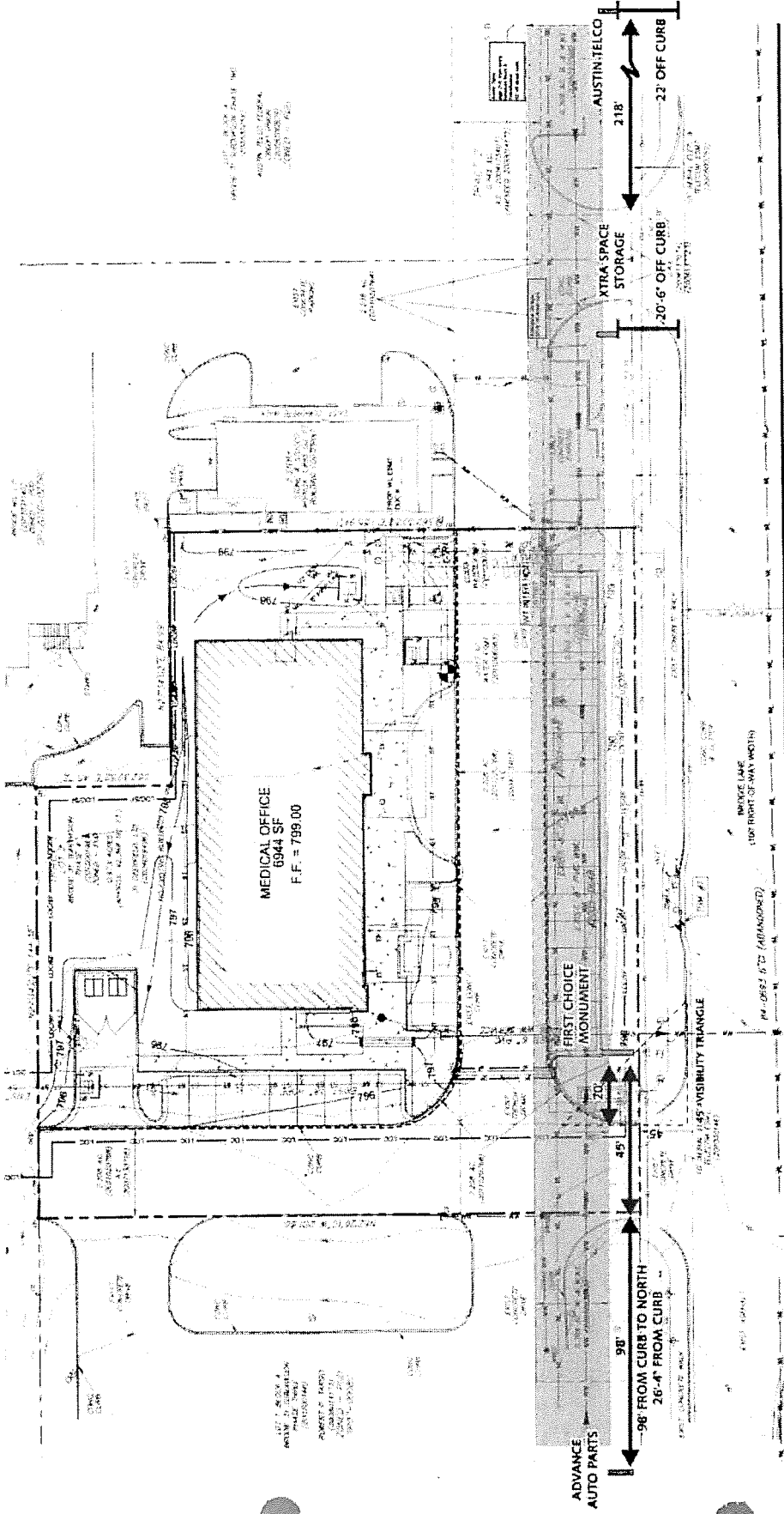
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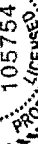
**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**

THIS SIGN IS DESIGNED TO BE MANUFACTURED
AND INSTALLED IN ACCORDANCE WITH THE
NATIONAL ELECTRICAL CODE (NEC) AND THE
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
CODES. THE SIGN IS NOT TO BE USED FOR
ANY OTHER PURPOSES.

**D2
Q/2**



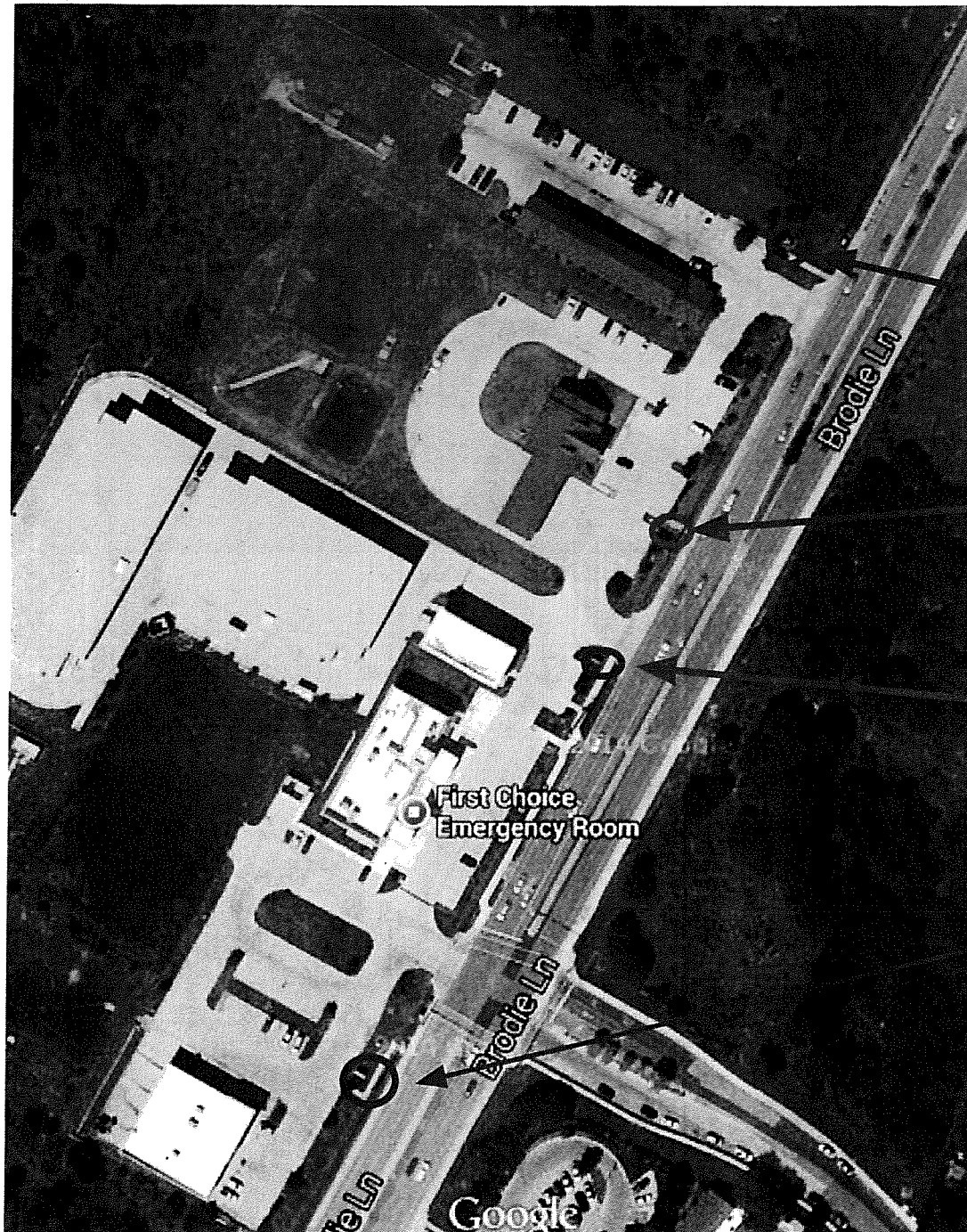
- 20' WATER / SEWER EASEMENT
- 10' ELECTRIC EASEMENT

- 
- GENERAL NOTES
1. DESIGN CODE: IBC 2012
 2. DESIGN LOADS: ASCE 7-10
 3. WIND VELOCITY 115 MPH EXPOSURE C
 4. CONCRETE 2500 PSI MIN.
 5. STANDARD STEEL PIPE ASTM A53 GR. B, $F_y = 35$ KSI
 6. ALUMINUM EXTRUSION 6061-T6
 7. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
 8. BOLT STEEL ASTM A307
 9. REBAR ASTM A615, $F_y = 60$ KSI
 10. PROVIDE 3" MIN. CONCRETE COVER FOR STEEL EMBEDDED IN CONCRETE
 11. VERIFIED 3" MIN. BEARING PER IBC CLASS 4 (2000 PSF)

SURVEY NOTES

D2
11

Monument Signs on same side street as First Choice



A - Christian Brothers Automotive
9200 Brodie Lane
Austin, TX

51'-8" set back from curb line. Out of easement

B - Austin Telco
9220 Brodie Lane
Austin, TX

36' set back from curb line. In water/
sewer easement

C - XtraSpace Storage
9300 Brodie Lane
Austin, TX

20'-6" set back from curb line. In
electric & water/sewer easements

D - Advance Auto Parts
9400 Brodie Lane

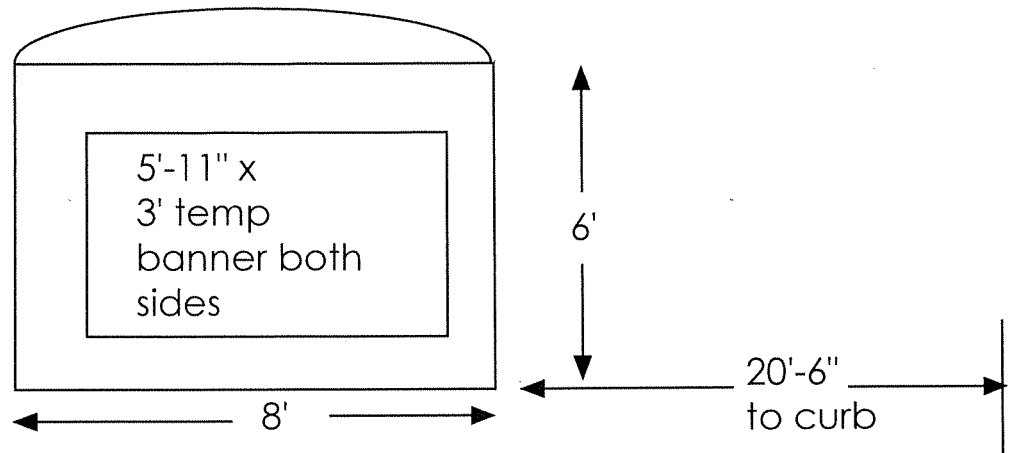
26'-4" set back from curb line. Civil we
have shows easement ends before
reaching this sign.

Diagram illustrating a cross-section of a curb and gutter structure. The structure consists of two tiers. The top tier has a height of 30" and a width of 9'-10". The bottom tier has a height of 44" and a width of 9'. The total height of the structure is 74". The top tier is 18" thick. The bottom tier is 2' thick. The structure is adjacent to a Curb Line, which is 36' from the edge of the bottom tier.

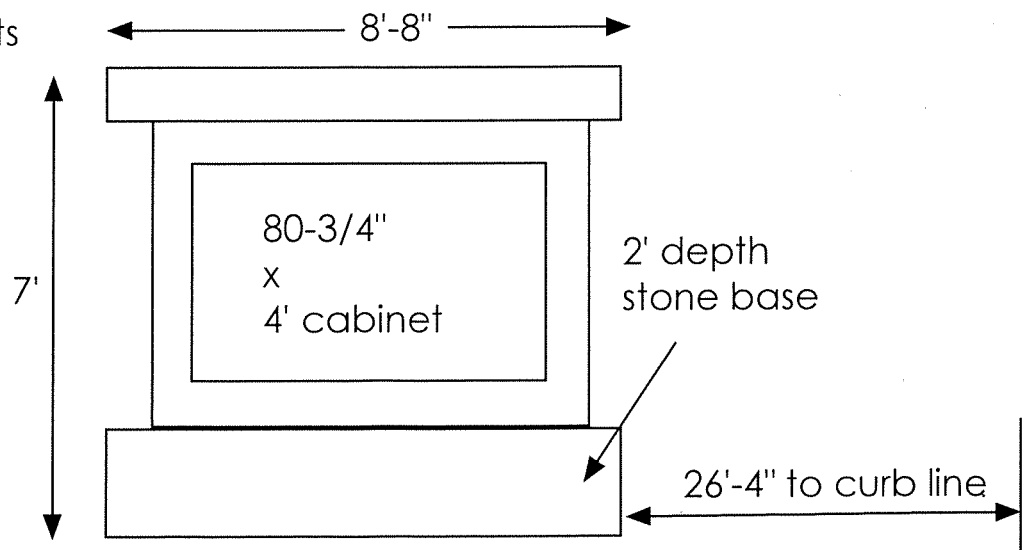
SURVEY NOTES

D2
13

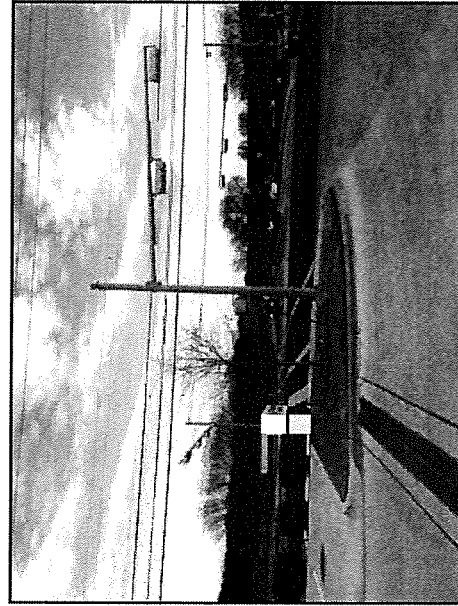
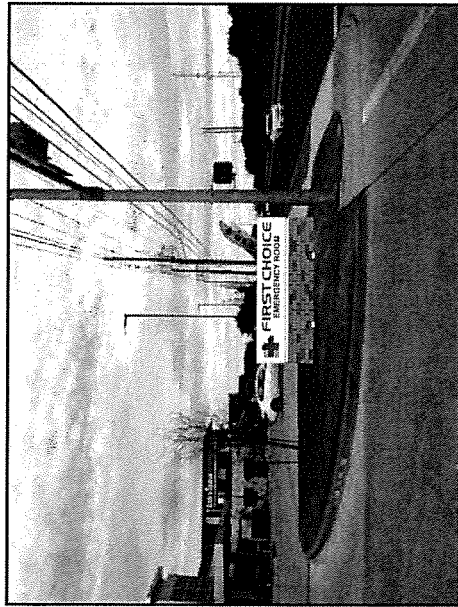
C - XtraSpace Storage
9300 Brodie Lane
Austin, TX



D - Advance Auto Parts
9400 Brodie Lane



PROPOSED NEW "FIRST CHOICE" PHOTO MOCK UP



Design #	0382921Ar4
Sheet	3 of 5
Client	FIRST CHOICE EMERGENCY ROOM
Address	9312 BRODIE LANE AUSTIN, TX
Account Rep.	W. FINNINGER
Designer	RMS
Date	4-14-15
Approval/Date	
Client	
Estimator	
AV	
Engineering	
Landlord	
Revision/Date	
REVISIONS: 3-29-15 Add location details 3-29-15 02/10 New monument design 3-29-15 12-22-15 New sign 3-29-15 12-22-15 New sign	

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 Email: info@chandler-signs.com
 Website: www.chandler-signs.com

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5/12

